

# 63 Church Road, Old Bishopstoke, Eastleigh, Hampshire, SO50 6DN

Asking Price £325,000

Stanford Estate Agents are proud to present to the market this charming, two double bedroom cottage in Old Bishopstoke. With views over the St Marys Church to the front, a private westerly facing rear garden and a fantastic finish throughout this property is as inviting as it is charming.

Accommodation opens in to a large, open plan, lounge/diner with oak flooring throughout and a feature bow window to the front. Stairs to the first floor and under stairs storage are to the back of this fantastic open plan living space and it is completed with a decorative log burner with flame effect. The kitchen has a range of wall and base units with another large storage cupboard, 'Belfast' style kitchen sink, built in dishwasher and fridge/freezer, the floor is sandstone tiling. The first floor has two great sized, double bedrooms both serviced via a modern three piece, shower room with walk in shower, wash hand basin and WC facilities.

Externally the property has fantastic kerb appeal and sits opposite St Marys Church. Leading into the property are a few steps. The front garden has some shrubs and has been gravelled for low maintenance. The rear garden is a great size and has a range of patio and lawn while being fully secured via brick wall and panel enclosed fencing. Shrub borders, flower beds and wildflowers remain within the garden and a timber shed sits on hardstanding.

## Further Information:

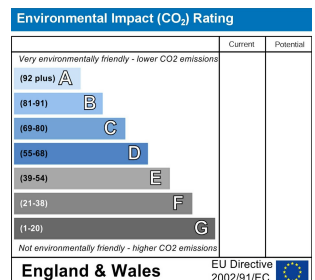
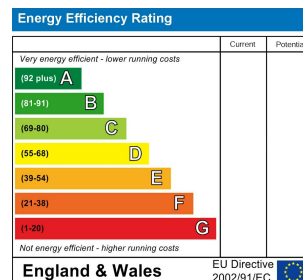
Local Council: Eastleigh Borough Council  
 Council Tax Band: B  
 Local Primary School: Stoke Park Infants & Junior School  
 Local Secondary School: Wyvern College  
 Heating: Gas Central Via Boiler  
 Windows: Double Glazed  
 Viewing: By Appointment Only

## Local Information:

Bishopstoke is small village and civil parish in the borough of Eastleigh. It is wonderfully positioned on the Itchen navigation between Winchester and Southampton. It offers an array of sought after amenities such as post offices, dentists, doctors and bus routes. Eastleigh town centre is a short distance away providing further amenities as well as other travel essentials in the form of a mainline train station and Southampton airport. Stoke Park woods is a favourable spot for families and dog walkers alike and consists of 512 acres of woodland walks that are enjoyed by those near and far.



TOTAL FLOOR AREA: 740 sq ft. (68.7 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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